



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building, Bangalore-02.
Dt: 08-04-2024.

No. JDTP (S)/ ADTP/ OC/ 4/2023-24

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Residential Apartment Building at Khata No. 21/33/1B, 33/2, Sy No. 33/1B & 33/2, Beretena Agrahara, Begur Hobli, Bommanahalli Zone, Ward No.192, Bangalore.

- Ref:** 1) Application for issue of Partial Occupancy Certificate dt: 18-01-2023.
2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate Dt: 15-02-2023
3) Re-Modified Plan sanctioned No. BBMP/Addl.Dir/JD South/ JC(BOM)/ 1648/ 2010-11, Dt: 26-03-2014
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 206/2011 Docket No. KSFES / CC /163/2021 dt: 07-04-2021.
5) CFO from KSPCB vide Consent No. W – 332724 PCB ID : 131347 Dt: 10-08-2022.

A Re-Modified plan was sanctioned for construction of Residential apartment building consisting BF+GF+12 UF with 384 dwelling units and Commercial building consisting of 2 BF+GF+5 UF vide BBMP/Addl.Dir/JD South/ JC (BOM) / 1648/ 2010-11 dt: 26-03-2014. Penalty imposed at the time of Re-modification plan for the residential apartment building on dated: 26-03-2014 for regularisation of Commencement Certificate.

The Residential Building was inspected on dated: 25-01-2023 by the Officers of Town Planning Section for issue of Partial Occupancy Certificate. During inspection, it was observed that, there is deviation in construction with reference to the Re-Modified sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Partial Occupancy Certificate for the Residential Apartment Building was approved by the Chief Commissioner on dt: 15-02-2023. Payment of Compounding Fees, Scrutiny Fees, Ground rent with GST 18% and other fees works out to Rs. 2,53,10,500/- (Rs. Two Crore fifty-three lakhs ten thousand five hundred only), out of which Rs. 86,44,000/- (Rs. Eighty six lakhs fourty four thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000071 dt: 22-03-2024 as per the Hon'ble High Court Interim Order W.P. No. 10601/2023 (LB-BMP) dt: 15-06-2023. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Partial Occupancy Certificate is issued.

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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Permission is hereby granted to occupy the Residential Building Consisting of BF+GF+12 UF with 384 dwelling units for Residential purpose constructed at Property Khata No. 21/33/1B, 33/2, Sy No. 33/1B & 33/2, Beretena Agrahara, Begur Hobli, Bommanahalli Zone, Ward No. 192, Bangalore with the following details:

Sl. No.	Floor Descriptions	Net Built up Area (in Sqm)	Remarks
1.	Basement Floor	10395.78	248 No. of Car Parking, Lift lobby, Lifts & Staircases
2.	Ground Floor	5349.09	120 No. of Car Parking, 63 No. of Car Parking in Surface area, Lift lobby & Ramp, Electrical room, DG yard, Transformer yard, Gurbage yard, STP, Lifts & Staircases
3.	First Floor	4200.93	32 No. of Residential Units, Corridor, Lift & Staircases.
4.	Second Floor	4435.11	32 No. of Residential Units, Corridor, Lift & Staircases.
5.	Third Floor	4435.11	32 No. of Residential Units, Corridor, Lift & Staircases.
6.	Fourth Floor	4435.11	32 No. of Residential Units, Corridor, Lift & Staircases.
7.	Fifth Floor	4435.11	32 No. of Residential Units, Corridor, Lift & Staircases.
8.	Sixth Floor	4435.11	32 No. of Residential Units, Corridor, Lift & Staircases.
9.	Seventh Floor	4435.11	32 No. of Residential Units, Corridor, Lift & Staircases.
10.	Eighth Floor	4435.11	32 No. of Residential Units, Corridor, Lift & Staircases.
11.	Ninth Floor	4435.11	32 No. of Residential Units, Corridor, Lift & Staircases.
12.	Tenth Floor	4435.11	32 No. of Residential Units, Corridor, Lift & Staircases.
13.	Eleventh Floor	4435.11	32 No. of Residential Units, Corridor, Lift & Staircases.
14.	Twelfth Floor	4435.11	32 No. of Residential Units, Corridor, Lift & Staircases.
15.	Terrace	766.36	Lift machine room & Staircase Head room, OHT & Solar Pannels
	Total	71498.37	Total No. of Units = 384 Units
16.	FAR	2.83	
17.	Coverage	29.08%	

This Partial Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement, Ground Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.

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3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice
4. Basement, Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement, Ground Floor & Surface area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the building should be maintained in good condition
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
8. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
9. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
10. The Owner / Association of the high-rise building shall conduct two mock - drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
11. Owner / Builder / GPA Holder / Developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
12. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or Private property. BBMP is not responsible for such loss, Owner / Builder / GPA Holder / Developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
13. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
14. Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP SWM Department.
15. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

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16. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re use / disposal.
17. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) / 206/2011 Docket No. KSFES / CC /163/2021 dt: 07-04-2021, and CFO from KSPCB No. W - 332724 PCB ID : 131347 dt: 10-08-2022.
18. The Applicant should abide by the undertaking submitted dt: 21-06-2023 to follow the Final orders of the Hon'ble High Court in W.P No. 10601/2023 (LB-BMP)dt: 15-06-2023.
19. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
20. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
21. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
22. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
23. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Partial Occupancy Certificate, the Partial Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Partial Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To
Smt. Thirulakshmi Shiva Subramanyan &
Sri. S. Arundhathi Rep. by M/s. Keerthi Estates Pvt. Ltd.,
G-1, Keerthi Ornatta, C.V. Raman Nagar Main Road,
Nagavara Palya, Bangalore - 560 093.

Copy to:

- 1) JC (Bommahalli Zone) / EE (Bangalore South Division) / AEE/ ARO (BegurupSub-division) for information and necessary action.
- 2) Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
- 3) Director General of Police, Fire and Emergency Services, # 1, AnnaswamyModaliar Road, Bengaluru - 560 042 for information.
- 4) Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
- 5) Office copy.

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Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
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